



## EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

**August 16, 2016**

Eagle Mountain City Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

### **5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. Councilmember Tom Westmoreland was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Ikani Taumoepeau, Economic Development Director; Aaron Sanborn, Management Analyst; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Jeff Weber, Facilities Director; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

Mayor Pengra called the meeting to order at 5:07 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

#### Extractive Industries Overlay Zone

City Administrator Ifo Pili announced a temporary moratorium on building in the Extractive Industries Overlay Zone, to permit City staff to study how best to manage the zone. A legal notice will be published in the newspaper.

City Attorney Jeremy Cook said the moratorium would formally begin with an ordinance to be approved by the Council at the next meeting. The Council could choose a length of time up to six months.

Councilmember Curtis noted the Planning Commission could approve a conditional use in the zone without Council review. Mr. Cook stated that any change to the conditional uses allowed in the zone would be made through a change in the Municipal Code, which would have to be approved by the Council.

Mayor Pengra pointed out the process the Council was considering was to approve a moratorium to give City staff time to do a study documenting the impact of the uses allowed in the zone. Then steps would be taken to eliminate any additional impacts, which might lead to removal of the Extractive Industries Overlay Zone. In that case, existing businesses would be allowed to remain.

Mr. Mumford stated the developers of the Spring Run project have submitted an application for a master development plan amendment for an industrial zone, including land within the Extractive Industries Overlay Zone.

2. **AGENDA REVIEW** – The City Council reviewed items on the Consent Agenda and Policy Session Agenda.

12. **RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Valley View Ranch Master Development Agreement.**

Mr. Mumford discussed items 12 and 13 together.

All the lots in the development are one-half to one acre in size. There will be a trail corridor on the north side. An access road to the Camp Williams Tickville Gate has been designed so no lots front it. There will be fencing along the road which will prevent children from running into the road. The Planning Commission recommended conditions of approval, which were incorporated into the design. A representative of Camp Williams called Mr. Mumford to express the Camp's approval of the project. The design will require the Tickville Gate to be moved.

Home designs will be limited so adjacent and nearly-adjacent homes will not have identical front elevations, which will preserve the look of a custom home subdivision.

Councilmember Gricius stated the lot calculations on the plat map needed to be updated.

Councilmember Curtis pointed out an update that needed to be made to section 2.2 of the amendment to the master development agreement, stating half-acre lots would be platted along the border with Camp Williams.

Councilmember Bradley asked if Camp Williams approved of the angle of the access road. Mr. Mumford responded the Camp wanted it as straight as possible to reach the Tickville Gate, but accepted the angle. The gate will be moved so City workers can reach the water tank without going through the gate.

Councilmember Bradley felt allowing half-acre lots on this land was too great an exception to the Municipal Code. Mr. Mumford responded the trail corridor reduced the developer's lot acreage. Other developments in Valley View have been allowed half-acre lots. Spring Run has proposed a 100-foot buffer with 10,000 square-foot lots.

13. **MOTION – Consideration of the Valley View Ranch Foothills Preliminary Plat.**

*See item 12.*

3. **ADJOURN TO A CLOSED EXECUTIVE SESSION**

No Closed Executive Session was held.

Mayor Pengra adjourned the meeting at 5:40 p.m.

## **7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. Councilmember Tom Westmoreland was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Ikani Taumoepeau, Economic Development Director; Aaron Sanborn, Management Analyst; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

### **4. CALL TO ORDER**

Mayor Pengra called the meeting to order at 7:07 p.m.

### **5. PLEDGE OF ALLEGIANCE**

Colby Curtis led the Pledge of Allegiance.

### **6. INFORMATION ITEMS/UPCOMING EVENTS**

- **Back to the 90s 20<sup>th</sup> Anniversary Celebration** -- Residents are invited to join us for a "Back to the 90s" 20th anniversary bash at SilverLake Amphitheater on Saturday, August 27. Activities will be from 6:00 p.m. to 8:00 p.m. with a dance from 8:00 p.m. to 10:00 p.m. Meet City officials and all of the City departments and have some fun! There will be prize giveaways, free dinner, activities, B98.7 FM music & giveaways, Fire Department and Sheriff's Office equipment displays and demonstrations and Thunder DJ'ing at the all ages dance.
- **City Offices Closure** – The City offices and Library will be closed on Monday, September 5 for the Labor Day holiday. The Library will also be closed Saturday, September 3.

### **7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.**

Charlotte Ducos, representing her neighbors, said she contacted the developer of Valley View Ranch Foothills, who worked with her suggestions to design the development in a way that was beneficial to both the residents and the developer.

### **8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments.**

#### **A. Status Report – Volunteers in Police Service**

Vincent Liddiard, President of the Utah County Sheriff's Office City Volunteers in Police Service (VIPS), presented a status report on the organization. VIPS is a national program assisting law enforcement. Eagle Mountain's group was formed in 2009. The volunteers are well trained to help with activities that don't require full police officer skills. They are unpaid and provide all their own gasoline and equipment. They do traffic control, check on

sites prone to theft and vandalism like construction sites, and help with City events and with emergencies.

Mayor Pengra expressed his appreciation for the service these volunteers provide to the community.

Councilmember Gricius

Councilmember Gricius thanked everyone for being at the meeting.

Councilmember Reaves

Councilmember Reaves said it's always great to see residents participating in City Council meetings, as well as contacting Councilmembers through email and other means.

Councilmember Bradley

Councilmember Bradley welcomed everyone to the meeting. He thanked those who worked hard to make the Street Fair a success. He invited everyone to the Back to the 90s 20<sup>th</sup> anniversary event. He'd heard there was going to be a City-wide yard sale. Public Information Director Linda Peterson said the Economic Development Board asked the GIS technician to create a map on the City website where residents could post their yard sales.

Councilmember Bradley also expressed his appreciation for the City's Unified Fire Authority (UFA) firefighters.

Councilmember Curtis

Councilmember Curtis encouraged everyone to attend the 20<sup>th</sup> anniversary celebration on August 27<sup>th</sup>. He reminded everyone the Youth Council meets on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month in the City Council Chamber.

Mayor Pengra

Mayor Pengra stated Councilmember Westmoreland was excused. He said there have been changes in the leadership of the UFA, which the UFA Board has worked very hard on. He had great confidence in the UFA.

**CONSENT AGENDA**

9. MINUTES

- A. July 19, 2016 – Regular City Council Meeting
- B. August 2, 2016 – Regular City Council Meeting

10. BOND RELEASES – Out of Warranty

- A. Skyline Ridge Phase 1C, Plat 1
- B. Valley View Ranch Phase A, Plat 7
- C. Valley View Ranch Phase A, Plat 8

11. RESOLUTION – Declaration of Surplus Property

- A. Well Water Pump Equipment

**MOTION:** *Councilmember Gricius moved to approve the Consent Agenda. Councilmember Curtis seconded the motion. Those voting aye: Adam Bradley, Colby Curtis,*

*Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

## **SCHEDULED ITEMS**

12. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Valley View Ranch Master Development Agreement.

This item was presented by Community Development Director Steve Mumford. It was discussed earlier during Work Session. The discussion can be found on page 2 of these minutes. The item was tabled from the July 19, 2016 City Council meeting.

The applicants proposed amending the Valley View Master Development Plan to allow for lots that are less than one acre, which would be located along the Camp Williams' southern boundary. The Municipal Code requires one-acre lots bordering Camp Williams, but allows the City Council discretion to approve smaller lots as long as wildfire protection and storm drainage facilities are adequate. Lots bordering the North Ranch and Meadow Ranch subdivisions would be one acre or larger. No home plan would be approved for construction if a home using the same front elevation had been approved for use on either side or across the street from the proposed home, and no more than 15% of homes in the project would be allowed to share the same front elevation.

Councilmember Curtis asked if the Municipal Code contained anything similar to section 4.2 of the agreement. Section 4.2 called for no more than 15% of the homes to share the same front elevation, and didn't allow for identical elevations among homes located near one another. Mr. Mumford said that was not addressed in the Code.

Mr. Mumford noted that lot 107, which was originally planned with a septic system, will be connected to the sewer system.

Mr. Mumford mentioned that he received a message from a representative of Camp Williams, expressing approval of the plat design and appreciation for the access road not being fronted by any homes.

The access road to Camp Williams will have a three-rail fence lined with unclimbable wire to keep people out of the road, maintaining safety when military vehicles use the road. It will only be paved on the south section. The rest will be compacted road base.

Councilmember Curtis asked if the half-acre lots would cause any problems with water. Mr. Mumford said the v-ditch shown on the plat will direct run-off into the storm drain system.

City Engineer Chris Trusty stated the biggest problem with drainage was a sheet flow that had no obstruction to keep water out of people's yards. There will need to be something to obstruct and slow that flow of water.

Councilmember Bradley said all of the relevant City departments have been consulted, and didn't have concerns about excessive wildfire or storm drainage hazards.

Mr. Mumford mentioned that Edge Homes planned to buy some of the lots, so he reviewed the lot configuration with them. They had minor concerns, which could be addressed at the staff level.

**MOTION:** *Councilmember Gricius moved to adopt a Resolution of Eagle Mountain City, Utah, approving the second amendment to the Valley View Ranch Master Development Agreement. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

13. MOTION – Consideration of the Valley View Ranch Foothills Preliminary Plat.

*See item 12.*

**MOTION:** *Councilmember Gricius moved to approve the Valley View Ranch Foothills preliminary plat, with the conditions included in the staff report. Councilmember Curtis seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

The conditions included in the staff report were as follows:

1. This subdivision shall comply with all conditions of the Valley View Master Development Plan and Agreement.
2. Approval of this proposed preliminary plat is contingent on City Council approval of a master development agreement amendment allowing half-acre lots along the Camp Williams border.
3. The applicant shall install 4” of compacted road base for an 8-foot wide trail in the existing trail corridor west of Lots 101 and 102, connecting Country Drive to the trail north of Lot 102.
4. Three-rail fencing and trail improvements shall be installed along with the infrastructure of the adjoining plat.
5. The Camp Williams access corridor shall be graded and improved with road base beginning at the end of the paved 100 ft. entrance.
6. The applicant shall install a cut-off ditch above the hillside lots to capture storm water runoff and direct it to the storm drain system to the satisfaction of the City Engineer.

14. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

Councilmember Curtis

Councilmember Curtis said the Youth Council has helped with several City projects, and will be helping with the 20<sup>th</sup> anniversary celebration. He encouraged everyone to attend the Planning Commission meetings held in the City Council Chamber at 6:00 p.m. on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of the month. He commended the Planning and Building Departments for the work they do to improve the community.

Councilmember Bradley

Councilmember Bradley commended the Economic Development Board for their hard work, especially on the Street Fair. He invited everyone to attend the Board’s meetings. He stated

surveys were sent to all of the participants in the Street Fair to get their feedback on whether it was worthwhile for them.

Councilmember Reaves

Councilmember Reaves thanked all those who attended the meeting. He said community participation is very important for young people. He asked residents to be careful while driving, since school is starting.

Councilmember Gricius

Councilmember Gricius announced the Military and Veterans Advisory Board will meet next week on Thursday, August 25, at 7:00 p.m. in the City Council Chamber.

Mayor Pengra

No comment.

15. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

None.

16. COMMUNICATION ITEMS  
A. Upcoming Agenda Items  
B. Financial Report

17. ADJOURNMENT

**MOTION:** *Councilmember Gricius moved to adjourn the meeting at 8:03 p.m. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*